

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, NOVEMBER 14TH, 2024 (6PM) Meeting Room & via Zoom

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Meeting was called to order at: 6:07 pm

Board Members present

Craig Nicholson - President
Joe Mora - Vice President
Christine Hall - Treasurer
Colin Smith - Member-at-Large
Tamara Simmons - Secretary

Managers & Employees present:

Bob Bartlein of Barletin
James Nguyen of Bartlein
Julia Ambat, Scribe

Homeowners present:

Ali and Jeremy Brieske #322
Cathy Leyva #369
Sebastian Galvan #342

**** DISCUSSION OF INSURANCE & DRAFT OF PROPOSED BUDGET ****

Bartlein's management services will conclude at the end of the year, with the option to move to a month-to-month basis for a reasonable amount of time should the association need additional time to find new management.

Craig moved to remove \$630,000 from the reserves in the proposed budget, as patio doors are not the HOA's responsibility. Joe seconded. Bob noted that a new reserve study will be conducted in 2025. The motion passed with Craig, Joe, and Chris in favor, and Colin and Tamara opposed.

Chris proposed adding a \$390,000 line item to cover gas line repairs over 40 years. Tamara seconded. The motion passed with Chris, Colin, and Tamara in favor, and Craig and Joe opposed.

Chris also moved to allocate \$5,000 to the cleaning budget for removing cobwebs from building exteriors. Colin seconded, but the motion failed, with only Chris in favor and Colin, Tamara, Joe, and Craig opposed.

Based on these adjustments, reserves are projected to be at 63% by the end of 2024, dropping to 44% in 2025, and reaching 61% within five years—assuming all allocated funds are spent, which is unlikely.

Chris then moved to approve the budget with the changes, setting HOA dues at \$620 starting January 2025. Colin seconded. The motion passed with Chris, Colin, Tamara, and Joe in favor, and Craig opposed.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Ali and Jeremy Brieske #322: The new owners inquired about replacing their main front door. The board directed them to the website for guidance on the request process.

Chris Hall #351: Recently resurfaced her patio and offered to share information with any interested homeowners.

3. APPROVAL OF PRIOR MEETING MINUTES (10/24/24 & 11/7/24)

a. Regular Session

Joe moved a motion to approve the 10/24/24 meeting minutes. Craig seconded. This was unanimously approved with Tamara abstaining. Craig moved a motion to approve the 11/7/24 meeting minutes. Chris seconded. The votes were as follows: Chris, Colin, and Joe in favor; Tamara and Craig abstained. Joe moved a motion to approve the 11/13/24 meeting minutes. Colin seconded. This was unanimously approved.

b. Executive Session Summary (payment plan, fine)



Craig moved to approve the 10/24/24 executive session meeting minutes. Colin seconded. This was unanimously approved.

4. TREASURER, OFFICERS & COMMITTEES

a. Reading of the Treasurer's Report.

Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet

Operating Expenses are about 27+% below budget thru end of last month on cash basis

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board. Last month payroll: Pool - \$814.80 (YTD \$7,170.24); Caretaker: \$2,122.40 (YTD \$8,554.00); Scribe: \$1,445.64 (YTD \$9,605.89)

James read through the treasury report. Craig moved a motion to accept the treasurer's report with the motion as written above. Colin seconded. This was unanimously approved.

b. Landscape recommendations & proposals – tree work

Enviroscaping completed 100 yards of mulch at a cost of \$8,000. Chris moved to approve the payment to Enviroscaping. Colin seconded. The motion was approved unanimously, with Joe abstaining.

Enviroscaping also installed pylons on the hillside for embankment, planted native plants, and added irrigation for \$8,155.26. Colin moved to approve payment for the invoice. Craig seconded. The motion was unanimously approved, with Joe abstaining.

Craig moved a motion to allow James to transfer \$16,155.26 from the reserve to pay both enviroscaping invoices. Colin seconded, and the motion was unanimously approved, with Joe abstaining.

Mark Crane provided a rough estimate of \$15,000 for removing two trees near 7640 and trimming back the eucalyptus trees near the 7628 bike parking area. Colin moved to approve the proposal upon receipt of an official estimate. Chris seconded, and the motion was unanimously approved.

c. Committees (Grounds, EV, Architectural, Website, Solar, Events, etc.)

Nothing to report.

d. Caretaker or pool report

Nothing to report.

e. Vendor evaluations

Craig noted the excellent work completed by Mark Crane Tree Services during a previous tree removal project.

Chris commended Enviroscaping for their outstanding work on the recent mulch application.

Chris observed a worker from Big Green performing well and reminded him to use his hazard lights when parking in the driveway.

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d

New Business: 6 #a, b, c



5. **OLD BUSINESS (Board to consider, review and possibly vote on...)**

a. Insurance renewal date 11/15/24: Fire &; Hazard &; other liabilities; earthquake; No BBQ policy sent 10/25/25

First installment payment of \$9,112.37 payment for the insurance renewal was delivered to Farmers today, with \$110,000 transferred from the money market to cover the cost and earthquake premium.

The revised no-BBQ policy was sent out on October 25th. Official adoption is scheduled for the next board meeting (December 12th), with further discussion on creating a public BBQ area planned as well.

b. 7626 - ins. claim: Rec'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier; Owner #229 claim

A submission for additional funds from insurance was made on October 17th for the allowable recoverable depreciation (~\$19,500) and a \$2,300 overage. The insurance adjuster agreed to cover the recoverable depreciation but not the overage. Colin moved to settle the remaining amount of about \$2,3000. Joe seconded. The motion was unanimously approved.

A separate claim for Unit 229 has been submitted, pending the insurance adjuster's decision.

c. Updating the gov docs: Revised survey re gas lines sent 10/11/24

45 responses were received regarding gas line responsibility, with 70% voting in favor of HOA responsibility. Chris moved to instruct James to work with attorneys to draft an amendment to the CC&Rs reflecting the survey results. Tamara seconded. The votes were as follows: Colin, Chris, Joe, and Tamara voted in favor; Craig voted against. The motion passed.

d. Insurance claim re: former owner #264 (Jauchen)

Additional costs related to the Unit 264 claim for the water leak have been submitted to the insurance company. Awaiting a response.

e. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any):

Discussion tabled.

f. Clean out storage room at 7610; remediation needed

Discussion tabled.

g. Gas lines identification projects - installing tags on each line (Jim Dewey);

Discussion tabled.

h. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)

Discussion tabled.

i. Consolidated Overhead upgrades to gates, gym & pool access control

Discussion tabled.

j. Pool facilities & sauna; other related issues; handicap seating;

Discussion tabled.

k. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

Discussion tabled.

l. EV charging stations

Discussion tabled.

m. Inspection of elevated walkways & balconies – by Focused Group

Discussion tabled.



n. Fire safety – quote for radios / walkie-talkie; Air table.
Discussion tabled.

6. **NEW BUSINESS (Board to consider, review and possibly vote on...)**

a. Gas leak at 7630 (339 & 342 red tagged by Gas Co. – replacing all gas lines – request by #342 for one month HOA fee

Unit 342 requested a one-month HOA waiver due to a 5-day gas shutoff. Joe moved to deny the request, seconded by Chris. The motion was unanimously approved.

Replacement of gas lines at 7630 will begin soon, with gas being shut off for four units at a time. Waiting for the city to issue a permit. Units #339 and #342 temporarily restored.

b. Patio furniture for smoking areas
Discussion tabled.

c. Annual Meeting 1/9/25 (Chris' & Joe's terms are expiring); location
Chris moved a motion to use the Goleta Valley Library, pending availability. Colin seconded. This was unanimously approved. Chris will look into this for the board.

d. Replacement of stair treads & brackets
Discussion tabled.

e. Rekeying common doors
Discussion tabled.

f. Other items to be put on next month's agenda
Discussion tabled.

7. **EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. **ADJOURNMENT at 7:55pm (Scheduled meeting 12/12/24 @ 6PM IN PERSON & via Zoom)**

Prepared By: Julia Ambat (Scribe)

